

BRICKYARD ON MILL

699 SOUTH MILL AVENUE [BRICKYARD]
21 EAST 6TH STREET [ORCHIDHOUSE]
30 EAST 7TH STREET [ARTISAN COURT]

"The Brickyard" is the downtown's first vertical, as well as horizontal, mixed-use project. It was designed to compliment the historic structures of downtown and utilizes traditional clay bricks as the primary surface material. Included in the 3.4 acre/402,000 square foot development are the 6 level office/retail/restaurant Brickyard building, with Bank of America, Border's and Arizona State University as major tenants; the 6 level residential/office/retail/restaurant OrchidHouse building, with the City of Tempe (City Attorney, Community Design + Development, and Housing Services) as the major commercial tenant, along with nearly 100 residential "lofts"; the 2 - 3 level live/work "brownstones," and the 2 level retail/craft Artisan Court building. Other features include orchid trees, propagated from an historic tree on the site, and a 2-story arched passageway with an "atmospheric" ceiling through the Brickyard building, leading to a central plaza and fountain.

149,000 square feet of office space is provided, 126,000 square feet of retail/restaurant, and 127,000 square feet of loft-style condominiums (98 units, ranging in size from 800 to nearly 3000 square feet each). Two levels of underground parking provide spaces for residential owners, commercial and public tenants, customers and visitors to the Harry E. Mitchell Government Complex.

Completed in 2002, the project was awarded a 2003 Tempe Beautification Award of Distinction and a 2003 Crescordia by the Valley Forward Association.





"The Brickyard is the first vertically-integrated mixed-use project in downtown - truly a place where people live, work and play. This project 'sets the bar' at a new height of quality for future projects to aspire to."

Dave Fackler
City of Tempe

public role: City participation in land assembly; purchase of 2nd floor office level, "brownstone" live/work units and 30% of the parking spaces

developer: MCW Holdings

architect: Roberts/Jones, Phoenix (design), with Smithgroup, Phoenix (architect of record)

other design team: Idea Inc. (David Brant), Landscape Architect

builder: Joe E. Woods Construction, Mesa

info/contact:

Overall development/OrchidHouse Lofts: JoAnn Ramirez, MCW Holdings
joannr@mcwholdings.com 480.966.9600

Live/work Brownstones, City Offices & Parking: City of Tempe
Community Design + Development Division
PO Box 5002 Tempe AZ 85280 480.350.8028

Commercial leasing, JVT Asset Management
699 South Mill Avenue Tempe AZ 85281 602.524.8011